

**Treehill Park Homeowners Association  
Board of Directors  
Meeting Minutes  
January 30, 2019**

**Establish Quorum of the Board**: A quorum of the Board was established with: Carol Woods, Al Evans, Lynne Nowakoski, Deb Yost, and Paula Wood

A. **Homeowners Forum**:

B. **Consent Agenda/Announcements**:

1. The last Board meeting minutes were approved: Al Evans, 1<sup>st</sup> motion; Deb Yost, 2<sup>nd</sup> motion.
2. Petty Cash, (Reimbursements generally are for cameras, electricity/ Internet/Camera connection, website, mileage, maintenance equipment)

C. **Financials**: Treehill Park Bank Balance Summary, November 30, 2018

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$25,506.90	\$500.00	\$49,390.80	\$6,220.09	\$41,578.73
Monthly Income	\$23,189.67	\$506.21	\$3,022.55	1.12	-
Monthly Expense	(26,300.06)	(506.21)	-	-	-
<b>Ending Balance</b>	<b>\$22,396.51</b>	<b>\$500.00</b>	<b>\$52,413.35</b>	<b>\$6,221.21</b>	<b>\$41,578.73</b>

**November 30, 2018 Balances**

Operating Accounts	\$22,896.51	
Reserve Accounts	\$100,213.29	
<b>Total Bank Accounts</b>	<u>\$123,109.80</u>	
Accounts Receivable	\$4,504.95	(less doubtful accounts)
<b>Total Assets</b>	<u><u>\$127,614.75</u></u>	
Accounts Payable	\$14,647.18	

Treehill Park Bank Balance Summary, December 31, 2018

	Operating Fund		Reserve Fund		
	Foundation Bank	Debit Card	Foundation MM	WA Fed MM	WA Fed CD's
Beginning Balance	\$22,396.51	\$500.00	\$52,413.35	\$6,221.21	\$41,578.73
Monthly Income	24,725.85	1,587.42	3,024.64	27.07	288.23
Monthly Expense	(27,795.16)	(1,587.42)	(1,299.98)	20,450.13	(20,450.13)
<b>Ending Balance</b>	<b>\$19,327.20</b>	<b>\$500.00</b>	<b>\$54,138.01</b>	<b>\$26,698.41</b>	<b>\$21,416.83</b>

**December 31, 2018 Balances**

Operating Accounts \$19,827.20

Reserve Accounts \$102,253.25

**Total Bank Accounts** \$122,080.45

Accounts Receivable \$5,915.07 (less doubtful accounts)

**Total Assets** \$127,995.52

Accounts Payable \$17,530.88

**D. Committee/Project Reports**

1. Neighborhood Watch: **Al**

- a. Al Evans, Pat Smith, and Paula Wood present
- b. Sheriff representative informed us that to prosecute trespassers we would need to fill out a form and pledge to testify in court, if necessary. The Board has decided to drop this issue.
- c. The next meeting will be Saturday, March 16, at noon in the Rec Ctr.

2. Landscaping/A-1 Report: **Carol**

- a. Water cress has been removed from creek
- b. Bark chips have been spread around the complex
- c. Antonio has begun removing moss

3. Website Report (treehillpark.org) **Mark**

Up-to-date

4. Maintenance Report: **Johnny**

**a) Maintenance Completed:**

- 23822T Installed new toilet
- 23852T Fixed broken gate
- 24002T Pulled permit and started 2<sup>nd</sup> story deck rebuild
- 24036T Fixed garbage areas doors

- 24016A     Removed and replaced rotten siding in front of unit and shed
- Poplar Ct.   Eastside Paving repaved Poplar Court
- Rec Ctr       Installed 6 new surveillance cameras

**b) Future Maintenance:**

- 23945P     Install new surveillance cameras
- 23901T     Replace trim on divider wall
- 23954A     Scrape deck and prime
- 24002T     Finish work on 2<sup>nd</sup> story deck
- Complex    Tag cars w/o parking stickers
- Complex    Maintenance emergencies
- Carports    Paint ends
- Pool        Add chemicals for Winter into Spring
- 23844T     Check dry rot
- 23846T     Check dry rot trim

**E. Rec Center Rentals/Activities:**

**F. Pool: Closed**

**G. Unfinished Business:**

1. Parking Stickers
  - a. Sweeps of complex are being made for parking sticker compliance
  - b. Towing notices for non-compliance are being handed out
2. 18 security lights have been installed
  - a. On dusk to dawn
  - b. Used LED lights for minimal cost
3. Security Cameras
  - a. 1 system of 8 cameras and 1 DVR has been purchased
  - b. Need 3 more systems – voted on and approved

**H. New Business:**

1. Margaret asked to be historian of THP
  - a. We need to renew certification so prospective owners qualify for HUD and FHA loans
  - b. Margaret will train a volunteer to do the paperwork involved in the renewal certification
2. Annual Board Meeting will be Sunday, April 28, 4 p.m.
  - a. Vitally important that all owners/tenants fill out proxy information as a certain percentage must send in proxies asap in order to hold meeting

- b. Pool captain will be present for members to sign up for bracelets  
And receive pool access keys
- 3. Past due units
  - a. Procedure discussed to shut off water
  - b. Collections were discussed – this involves our lawyer
- 4. Construction Projects
  - a. Priority – Finish fixing front of Rec Center and then paint it
  - b. Plan to paint units starting this summer but need to fix dry rot first
- 5. Ideas for Volunteer-led projects were discussed

**From the Board - Friendly Reminders:**

People in arrears with HOA payments will have all privileges, including pool privileges, revoked.

**The Meeting Was Adjourned To Executive Session**

The next meeting will be held **Wednesday, February 27, at 6:30 pm.**

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